

SECTION 5
ARCHITECTURAL GUIDELINES

A. BUILDING ARCHITECTURE

The overall goal of the Silver Sands Estates Design Guidelines is to maintain high quality and harmonious design within the development, while allowing for diversity and individual choice of home style. While no specific architectural style is dictated, building types whose form, scale, and character are strongly suggestive of regional style inappropriate to the north coast of Jamaica are discouraged.

B. BUILDING SITING

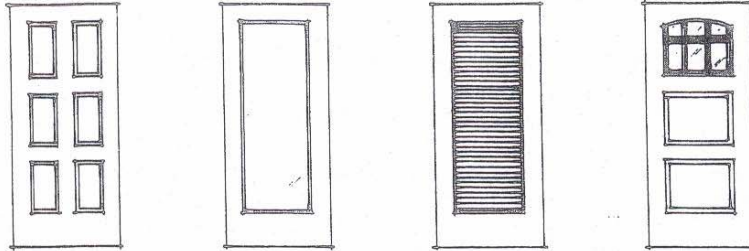
The Applicant is encouraged to carefully evaluate the finish floor elevation of the proposed home relative to the adjacent homes' finish floor elevation if existing, and the existing grade. In order to maintain consistent street side character of the homes along each street, abrupt or unnecessary modifications to the existing grades is discouraged.

C. EXTERIOR FACADE

1. The number of different exterior materials shall be limited to two, and the number of exterior colors shall be limited to three on any one house.
2. Avoid blank walls where possible. Blank walls facing a collector or arterial street are prohibited. Sides of homes facing a street (as on corner lots) shall have windows.
3. Maximum building height shall be 30' at ridge line of roof.
4. Porches and terraces shall be integral with the building design.

D. DOORS

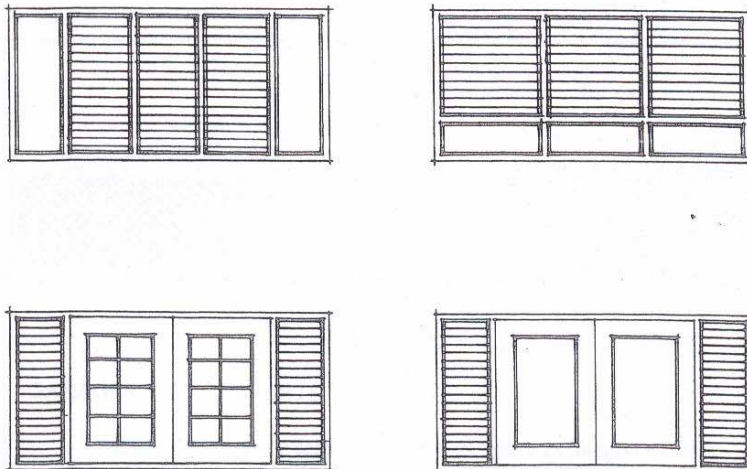
The front door shall be located and delineated to adequately define the main entry. Permanent storm and/or screen doors are not allowed on the exterior side of front doors. Four examples of representative door styles are illustrated.



DOOR TYPES

E. WINDOWS

All windows shall be painted or made of non-reflective metal or wood frames and dividers. No reflective glass is permitted. All windows shall be covered with curtains, drapes or other acceptable coverings within six months of occupancy. Window options include casement and lower units. Below are several examples.



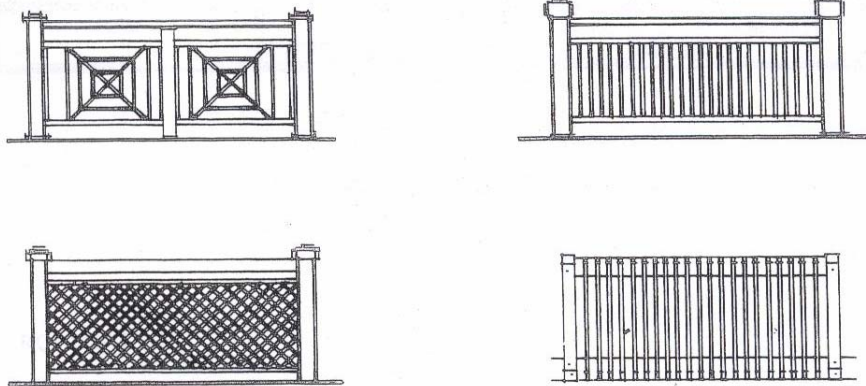
WINDOW TYPES

F. TRIM MOLDING AND SHUTTERS

1. Trim and molding shall be used to provide a finished quality to the structure.
2. Fixed or operable shutters shall be as tall as the window.
3. Awnings, canopies and shutters shall not be permitted or affixed to the exterior of the building without prior approval by the Silver Sands Estates Design Review Committee.
4. Hurricane storm shutters shall not be stored on the exterior of the residence unless approved by the Silver Sands Estates Design Review Committee.

G. RAILINGS

The use of wood railings is encouraged to enhance the overall building aesthetic. Wood railings should respond to architectural details incorporated in the facade of the residence. Below are four examples of characteristic wood railings.

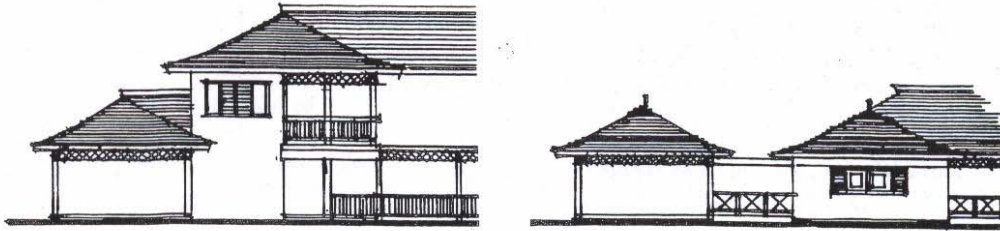


RAILINGS

H. GARAGES AND CARPORTS

1. Attached garages or carports shall be designed as integral elements of the architecture.
2. Detached garages or carports shall be of compatible design with the home. Roof slopes shall be similar to the home. They shall be connected to the house by a fence, trellis or other architectural feature.

3. Minimum driveway apron shall be 20' x 20' based on set back and lot size.
4. Maximum driveway width shall be 12 feet. Acceptable materials shall be pigmented stamped concrete or concrete pavers.
5. Where garages are provided, automatic garage door openers are encouraged.
6. Garage doors shall be of the overhead type and made out of wood. Split doors are encouraged.
7. Carports shall be provided for specific use of protective shelter of motor cars only. No storage shall be provided in carports.

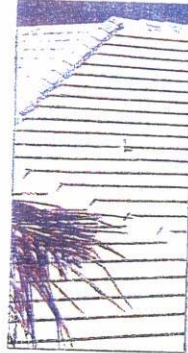


GARAGE/CARPORTS

I. ROOFING

1. Acceptable roofing material includes wood shake shingles, fiberglass shake shingles or tile.
2. Minimum roof overhang shall be 24 inches.
3. Minimum roof pitch shall be 4½' to 12' (4½:12); where pitched roofs are provided, the lower roof pitch shall be 2' to 12' minimum (2:12).

Photo/Diagrams



ROOF TYPES

4. All rooftop appurtenances (vents, stand pipes, etc.) shall be painted to match the roof or trim color. Locate these appurtenances on the roof pitch away from the street if possible. Rooftop heating or cooling units of any type are prohibited.
5. Any solar collectors shall be placed to appear as an integral part of the roof structure and away from the street if possible.
6. All antennae or satellite dishes are prohibited on roofs.
7. Gutters shall be provided at the bottom of all roof slopes to catch runoff rain water. All downspouts shall have splash blocks.
8. Roof colors shall be an integral part of the exterior color scheme for the building.

J. MATERIALS

1. Only building materials of proven durability and quality are to be used.
2. Siding and trim materials shall be sufficiently rigid to prevent warping. The use of board and batten, or lap siding, is preferred.
3. Each estates home shall have a carefully designed color scheme. Bright colors (other than white) cannot be used as the dominant exterior color in a building.
4. All exterior painting of a home shall be in harmony with the other existing homes in the immediate area or street. Silver Sands Estates Design Review Committee shall determine color acceptability according to the established guidelines and procedures.

K. ANCILLARY STRUCTURES

Ancillary structures such as storage rooms or sheds provided for the enclosure or service equipment shall be of compatible design with the home.

L. MAINTENANCE

Homes shall be maintained in a uniform, clean, painted condition. Deterioration of finishes shall be addressed promptly by Homeowners, or corrective maintenance or repairs shall be addressed by the Silver Sands Estates Design Review Committee.